073.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	912,000	/	912,000
USE VALUE:	912,000	/	912,000
ASSESSED:	912,000	/	912,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAVIS HILLEL/TR &
Owner 2:	FRIEDMAN DONNA T/TR OF THE
Owner 3:	75 RIDGE STREET REALTY TRUST
Street 1:	75 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STAVIS HILLEL -
Owner 2:	FRIEDMAN DONNA T -
Street 1:	75 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,316 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3143 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7316.000	464,400		447,600	912,000
Total Card	0.168	464,400		447,600	912,000
Total Parcel	0.168	464,400		447,600	912,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.21 | /Parcel: 290.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46042

GIS Ref

GIS Ref

Insp Date 01/05/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0012.0

!6126!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,400	0	7,316.	447,600	912,000	912,000	Year End Roll	12/18/2019
2019	101	FV	346,300	0	7,316.	415,700	762,000	762,000	Year End Roll	1/3/2019
2018	101	FV	346,300	0	7,316.	415,700	762,000	762,000	Year End Roll	12/20/2017
2017	101	FV	346,300	0	7,316.	364,500	710,800	710,800	Year End Roll	1/3/2017
2016	101	FV	346,300	0	7,316.	332,500	678,800	678,800	Year End	1/4/2016
2015	101	FV	337,700	0	7,316.	294,200	631,900	631,900	Year End Roll	12/11/2014
2014	101	FV	337,700	0	7,316.	278,200	615,900	615,900	Year End Roll	12/16/2013
2013	101	FV	337,700	0	7,316.	264,700	602,400	602,400		12/13/2012

PRINT

Date	Time
12/10/20	20:56:07

LAST REV

Date	Time
05/12/16	16:58:36
mmcmakin	

PAT ACCT. 6126

USER DEFINED

Prior Id # 1:	46042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAVIS HILLEL,	65000-352		3/4/2015	Convenience	1	No	No		
GULLA JERRY,	59768-392		8/15/2012		680,000	No	No		
GULLA JERRY	29968-53		3/26/1999	Family	260,500	No	No		
SILVA MICHAEL	28490-222		4/27/1998		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2015	451	Solar Pa	18,000					
2/27/2004	110	Inter Fi	76,500	C		G6	GR FY06	NEW BTH/BD&FAM RM
11/21/2003	1003	Addition	110,000	C		G6	GR FY06	SFL SHELL ONLY

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
1/5/2009	Meas/Inspect	163	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7316		Sq. Ft.	Site		0	70.	0.87	12									447,634						447,600	

Total AC/HA: 0.16795 | Total SF/SM: 7316 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,634 | Spl Credit | Total: 447,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05487394
Const Adj.:	1.00739920
Adj $ / SQ:	132.835
Other Features:	103102
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570562
Depreciation:	106124
Depreciated Total:	464437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

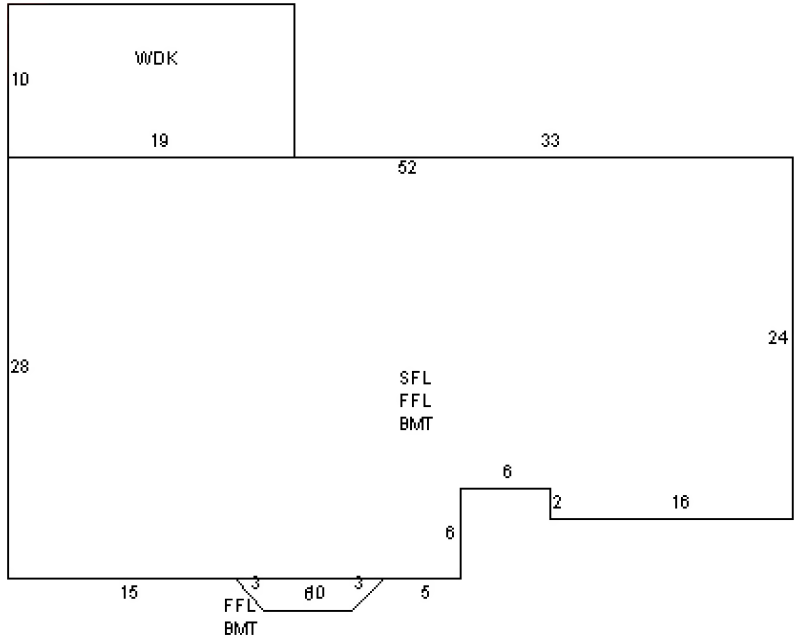
No Unit	RMS	BRS	FL
1	10	3	M
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.12
Special Features:	0	Val/Su Net:	111.74
Final Total:	464400	Val/Su SzAd	179.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,373	50.210	68,941
FFL	First Floor	1,373	132.830	182,382
SFL	Second Floor	1,220	132.830	162,112
WDK	Deck	190	11.350	2,156

Net Sketched Area:	4,156		Total:	415,591	
Size Ad	2593.4000	Gross Are	4292	FinArea	3143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	